

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION

DATE AND TIME: 26 July 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: J. Scott Ulrich, Charlie Douts, Virginia Brady, Allan Granger, Nancy Halliwell, and Jonathan Price were present.

Lois Herr and Julianne Dickson were not present.

STAFF: James Cowhey, Andy Weaver (*County Assistant Engineer*), Lauri Ahlskog, Frank Behlau, Julie Goodman, Randall Heilman, Mark Hiester, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Mark Stivers, Danny Whittle, and Carol Grove.

OTHERS:

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Vice-Chairperson Ulrich at 4:00 p.m.
- II. Minutes of the Meeting of 12 July 2004: Hearing no objections to the Minutes, Ms. Halliwell moved and Mr. Price seconded, to approve the Minutes. The motion carried.
- III. Bills and Communications: None.
- IV. Report of Committees & Task Forces: None.

V. Consent Agenda Items:

A. Vice-Chairperson Ulrich noted that the following items on the Consent Agenda were either lifted, revised, available, or added as indicated:

1. **#68-116-4E**, Heatherwoods – Phase 2, East Cocalico Township, Review, Report was Forthcoming, (***Report Now Available and Recommended for Conditional Approval***)
2. **#82-162-1A**, Alvin F. King, Leacock Township, Review, Report was Forthcoming, (***Report Now Available and Recommended for Conditional Approval***)
3. **#04-63**, Donegal Presbyterian Church, East Donegal Township, Review, (***Revised Text and Recommended for Disapproval***)
4. **#26-43**, Ephrata Borough, Proposed comprehensive amendments to the Zoning Ordinance (***Complete***), Community Planning Review, Report was Forthcoming, (***Report Now Available***)

A motion was made by Ms. Brady to approve the consent agenda. Mr. Douts seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Farm Housing**, Benjamin S. Beiler, Sadsbury and Bart Townships, Section 303 Plan Processing Procedures (***Sadsbury Township, (Conditionally Approved)***)
 - b. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.07, 602.07.A, and 602.07.B Vertical Alignments and Section.602.03.C Street Cartway Width, (***Postponed Until 9 August 2004 Meeting***)
 - c. **#89-47-2**, Lancashire Subdivision, East Cocalico and Brecknock Townships, Section 303 Plan Processing Procedures (***Brecknock Township, (Disapproved)***)
 - d. **#02-48**, Steven L. Oberholtzer, Caernarvon Township, Section 602.19.E Centerline Separation Distance, Section 608.01.C Landscape Screening, (***Conditionally Approved***)
 - e. **#04-20**, Groff Road Subdivision, Eden Township, Section 607.03.N (***1 thru 7***) Minimum Standards of Retention Basins, (***Approved***)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

3. Unconditional Preliminary Plan Approvals:
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#78-476-3**, Brian R. & Pauline L. McCreight, Manor Township, *(Conditionally Approved)*
 - b. **#86-440-2**, Samuel L. Glick, Bart Township, *(Conditionally Approved)*
 - c. **#04-66**, Amos Beiler Property, Strasburg Township, *(Conditionally Approved)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:
 - a. **#71-111E**, DDP Enterprises, Inc., Columbia Borough, *(Recommended for Conditional Approval)*
 - b. **#72-78-7G**, Norman L. & Mary T. Laporte, West Donegal Township, *(Recommended for Conditional Approval)*
 - c. **#76-383C**, New Holland Borough Authority, East Earl Township, *(Recommended for Unconditional Approval)*
 - d. **#78-29A**, Porter Tract, East Hempfield Township, *(Recommended for Conditional Approval)*
 - e. **#79-300-5A**, E.K.M. Enterprises, Clay Township, *(Recommended for Conditional Approval)*
 - f. **#81-283-1B**, Victor S. Bucher Estate and Reamstown Fire Company No. 1, East Cocalico Township, *(Recommended for Conditional Approval)*
 - g. **#83-338-1A**, Cletus L. & Dale L. Balmer (*Peters Tract*), Rapho Township, *(Recommended for Conditional Approval)*
 - h. **#85-395E**, Timberline Estates, East Earl Township, *(Recommended for Conditional Approval)*
 - i. **#87-25E**, 178 Canterbury Turn, Manheim Township, *(Recommended for Conditional Approval)*
 - j. **#92-163A**, Gary L. & Kim R. Buchen, Penn Township, *(Recommended for Conditional Approval)*
 - k. **#92-201A**, Henry S. Fisher, Paradise Township, *(Recommended for Conditional Approval)*
 - l. **#95-189-3**, Eastern Industries, Inc., West Cocalico Township, *(Recommended for Conditional Approval)*
 - m. **#99-93-1A**, Susquehanna Self Storage, East Donegal Township, *(Recommended for Conditional Approval)*

- n. **#03-29A**, Two Cousins Pizza, Penn Township, (*Recommended for Unconditional Approval*)
- o. **#04-64**, Ramesh Sonecha, East Lampeter Township, (*Recommended for Conditional Approval*)
- p. **#04-65**, Henry Miller, Upper Leacock Township, (*Recommended for Conditional Approval*)
- q. **#04-67**, Lancaster County Weeklies, Inc., Ephrata Borough, (*Recommended for Conditional Approval*)
- r. **#04-68**, Simeon S. Stoltzfus, Paradise Township, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:

- a. **Beiler**, John S., Fulton Township, (*Report Adopted as Drafted*)
- b. **Fisher**, Roy S., Eden Township, (*Report Adopted as Drafted*)
- c. **Myer**, Gerald L. & J. Marlin, Elizabeth Township, (*Report Adopted as Drafted*)
- d. **#68-125-2B**, Tanglewood Manor, Inc., East Drumore Township, (*Report Adopted as Drafted*)
- e. **#78-476-3**, Brian R. & Pauline L. McCreight, Manor Township, (*Report Adopted as Drafted*)
- f. **#83-338-1A**, Cletus L. & Dale L. Balmer (*Peters Tract*), Rapho Township, (*Report Adopted as Drafted*)
- g. **#87-112E**, Stevens Street Subdivision for J. Dwight Yoder, East Hempfield Township, (*Report Adopted as Drafted*)

7. Requests for Community Planning Reviews:

- a. **#1-46**, Adamstown Borough, Proposed CDBG (*Community Development Block Grant*) funding of a gravity sewer extension on Mohn's Hill Road.
- b. **#20-60**, East Earl Township, Proposed amendment to the Zoning Ordinance by permitting intensive agricultural production facilities as a special exception in the Agricultural District.
- c. **#20-61**, East Earl Township, Proposed amendment to the Zoning Ordinance by amending the special exception language in the Light Industrial Zoning District to add vehicular garages as a special exception and providing for an Open Space Neighborhood Option in the Residential Medium Density District.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission: None.

VI. Old Business: None.

VII. New Business: None.

VIII. Public Participation: None.

IX. Adjournment: Mr. Douts made a motion to adjourn the meeting. The motion was seconded by Mr. Price. The motion carried. The meeting was adjourned at 4:05 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 9 August 2004.

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